



BURTS BAR, BUCKHAVEN

BUCKHAVEN, FIFE, KY8 1AT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£2,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Burt's Bar is located in Buckhaven which is set on the east coast of Fife, Scotland on the Firth of Forth between East Wemyss and Methil near to Wemyss Caves and Largo Bay. This thriving weaving village, fishing port and mining area was reported as having the second-largest fishing fleet in Scotland with a total of 198 boats. Located in the south of the town Burt's Bar is surrounded by housing and sits close to the public car park giving access to the shore. This stone built pub is oozing with charm to give that warm inviting feel and is easily accessible via major roadways such as the A955 and the A915 and via local train and bus services.

Pub Layout

Accessed via the main street, the pub features a horseshoe-shaped bar centrally located between the main bar area and the lounge. This ensures efficient service to both sections of the pub and encourages social interaction among locals. The open-plan design of the bar, surrounded by fixed and loose seating as well as high stools, creates a sociable atmosphere in contrast to the lounge area where booths provide a balance of privacy and cosiness, offering patrons the option to enjoy more intimate conversations or gatherings while still being part of the pub's lively atmosphere. This versatility allows Burt's Bar to accommodate a range of preferences and occasions. Outside, to the rear of the building, guests can enjoy a small yet inviting enclosed beer garden with bench seating. This outdoor space provides a relaxing environment for everyone to enjoy their drinks alfresco, particularly during the warmer months or for those who prefer a breath of fresh air.

TRADING STYLE

Burt's Bar is a traditional wet led community local with an exceptionally strong customer base and a core of regular daytime drinkers. The pub utilises its community local feel and champions local sports games such as dominoes, currently having two home teams ensuring one always plays at home. Evening trade is dictated by this activity alongside live music which has proved successful within the community. The main trading area has a mixed drinks offer including, premium and standard lagers along with a varied and extensive range of spirits and minerals. Burt's Bar has a strong regular customer base with the opportunity to grow trade ensuring this site is the hub of the local community promoting charity and community based events.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor of the pub and can be accessed from the rear of the building. This comprises of three bedrooms, lounge, kitchen and bathroom and has been recently refurbished.

FINANCIAL

Annual Rent: £8,000

Security Deposit: Initial deposit of £1,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £1,000

Stock: £500

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the



Sports Driven



3+ Private
Bedrooms



Cask Ale



Live Music



Sports Teams

BDM VISION

Admiral Taverns is seeking an experienced and dedicated individual or couple who are committed to becoming an integral part of the close-knit community surrounding Burt's Bar in Buckhaven. Someone who can embed themselves into the community, builds genuine connections with residents, and understands their needs and preferences, and actively participating in local events and initiatives. By prioritizing excellent customer service, community engagement, and a commitment to maintaining Burt's Bar as a popular gathering place, the new licensee(s) can ensure the pub's continued success and strengthen its position as a cherished community asset.



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